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PRELIMINARY DEVELOPMENT PROGRAMS AND GOALS
FOR
DUDLEY SQUARE

Prepared for the
BOSTON REDEVELOPMENT AUTHORITY



Prepared by
MELVIN F. LEVINE & ASSOCIATES, INC.
in association with
STULL AND LEE, INC.

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PRELIMINARY DEVELOPMENT PROGRAMS AND GOALS FOR DUDLEY SQUARE

PROLOGUE AND PURPOSE

The Dudley Square business district which comprises an area of approximately 60 acres bounded generally by Melnea Cass Boulevard on the north, Harrison Avenue on the east, the Roxbury civic center complex on the south, and Shawmut Avenue on the west has been designated an Economic Development District.

An inventory prepared in 1990, shows a total of 926,500 s.f. of space in the buildings in Dudley Square, not including the public buildings in the civic center complex. This includes approximately 400,000 s.f. of vacant non-residential space, 43 per cent of the total space in the district.

The purpose of this report is to present a series of alternative development programs for Dudley Square and to evaluate them in comparison to the existing inventory of space in the district to begin to establish goals for the economic development strategy that will be required to generate the employment, the incomes, the retail sales, and the households to support the final development program that will be prepared for Dudley Square.

ALTERNATIVE DEVELOPMENT PROGRAMS

Four alternative development programs are presented for review by the community. The total amount of occupied space in these programs ranges from 1.1 million s.f. to 1.3 million s.f. The average amount of space is 1.2 million s.f. The total amount of occupied space shown in the Dudley Square inventory is approximately 500,000 s.f. The overall goal for an economic development strategy for Dudley Square, therefore, is to generate employment and households to occupy 700,000 s.f. of non-residential and residential space in Dudley Square. Approximately 440,000 s.f. of this space would be conversions of existing vacant space. And approximately 260,000 s.f. would represent new construction.

PRELIMINARY ECONOMIC DEVELOPMENT GOALS

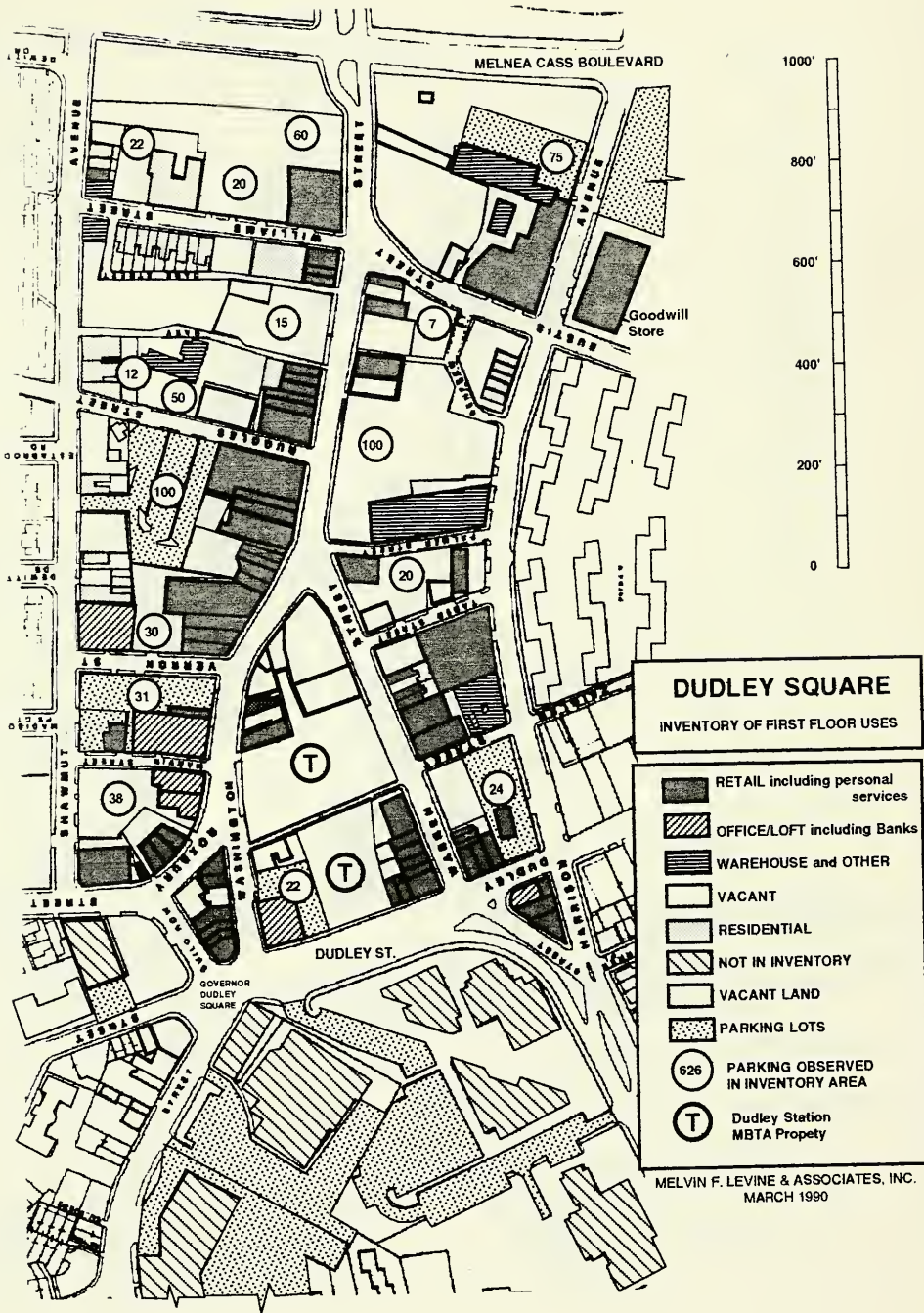
1. Retail space would increase from 222,000 s.f. in 1990 to 300,000 s.f. by the year 2000: *sales go up 8% / yr, half of it goes to existing stores, another half goes to new stores*
an average increase of approximately 8,000 s.f. a year for ten years.

*R & D: 400 s.f. / employee
average: 250 s.f.* If we assume that retail sales would increase at twice the rate of the increase in retail space, then retail sales would have to increase by 8 % a year for ten years

2. Office and loft space would increase from 62,000 s.f. to 496,000 s.f. by the year 2000
an average increase of approximately 44,000 s.f. a year for ten years.

If we assume a ratio of 400 s.f. per employee for "office/loft" space, this translates into an employment goal of approximately 100 employees added a year for ten years.

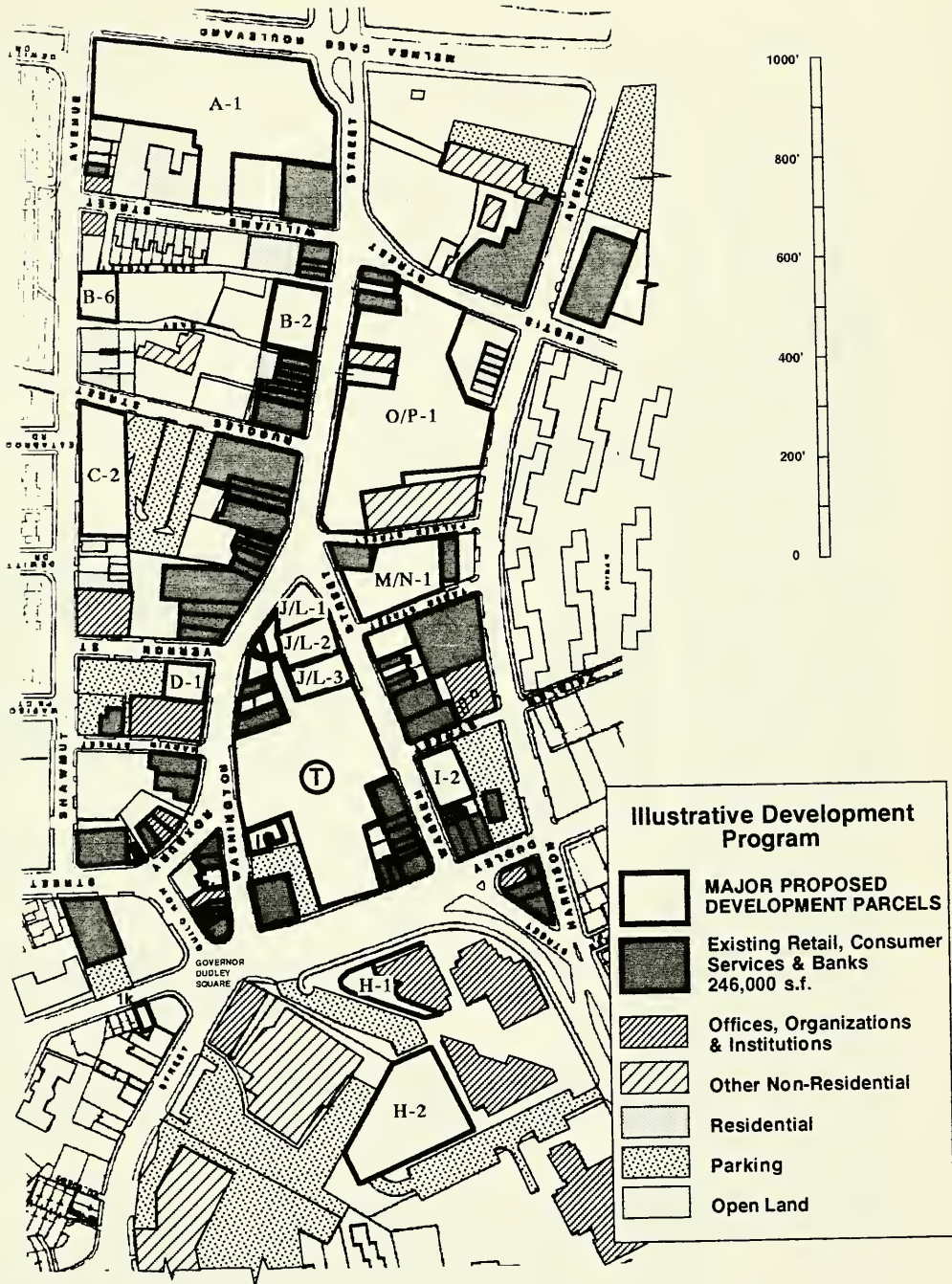
3. Residential development would increase from approximately 200 housing units to 345 housing units by the year 2,000. This would mean an average of 15 households a year attracted to Dudley Square for ten years.



MELVIN F. LEVINE & ASSOCIATES, INC.
MARCH 1990



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SUMMARY OF DEVELOPMENT PROGRAMS

COMPARISON OF DEVELOPMENT PROGRAMS WITH DUDLEY SQUARE INVENTORY					
SPACE	Alternative I	Alternative II	Alternative III-/	Alternative III-B	AVERAGES
Existing	402,020	406,970	417,820	383,820	402,658
Rehab	420,925	417,175	428,425	458,675	431,300
New	390,400	239,900	414,475	371,775	354,138
Total Space	1,213,345	1,064,045	1,260,720	1,214,270	1,188,095
SPACE-USE					
Retail	304,852	304,952	292,227	296,277	299,577
Office/Loft	478,474	365,474	586,874	553,374	496,049
Warehouse	62,000	52,000	52,000	35,000	50,250
Other	58,000	58,000	58,000	58,000	58,000
Subtotal	903,326	780,426	989,101	942,651	903,876
Residential	310,019	283,619	271,619	271,619	284,219
Total Space	1,213,345	1,064,045	1,260,720	1,214,270	1,188,095
Res. Units	368	347	332	332	345
Pkg Spaces	777	884	824	812	824
SPACE -USE AVERAGES					
Retail	299,577		222,300	Retail	
Office/Loft	496,049		62,000	Office/Loft	
Warehouse	50,250		94,500	Warehouse and Other	
Other	58,000		403,000	Vacant Non-Residential	
Subtotal	903,876		781,800	Subtotal Non-Res	
Residential	284,219		144,700	Residential	
Total Space	1,188,095		926,500	NET TOTAL NEW SPACE	
Res. Units	345			Residential Units Added	
Pkg Spaces	824			Parking Spaces Added	
ECONOMIC DEVELOPMENT STRATEGY GOALS					
(a) Approximately half of the 77,277 s.f. of "Retail space" added would be converted from "Vacant Non-Residential".					
The remainder would be NEW SPACE. This represents a goal for increasing retail space of 35 %.					
If we assume, for example, that some percentage of the increases in retail sales would go to existing retail stores					
the goal for increasing retail sales would be substantially higher than 35 % to support the added retail space.					
(a) A majority of the "Office/Loft" space added would be from "converted" "Vacant Non-Residential" space.					
This would accommodate the employment added in the Dudley Square economic development district.					
Using a ratio of 400 s.f. of "Office/Loft" space/employee, the goal for the economic development strategy					
for Dudley Square would be (434,049 s.f. divided by 400 s.f./emp) = 1,085 employees added.					

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DUDLEY SQUARE DEVELOPMENT PROGRAM ALTERNATIVE I										No Food- Fits print		Existing		Rehab		New		Res Pkg		RETAIL		OFFICE		WARE- HOUSE		RESIDENTIAL		OTHER PAR- KING	
Address		Lot Area		Fits print		Tst		Upper		Tst		Upper		Tst		Upper		Units		Spas		Loft		House		Space		Units	
A-1	2101 Wash	69,090	2	13,600														59	Retail/Off	13,600		13,600				38,400	36		59
A-2	700 Shawnt	38,640	3	12,800														36	Res/Flats	25,600							3		16
A-3	716 Shawnt	1,297	2	1,575														3	Res/Flats							3,150	3		
A-4	712 Shawnt	2,496	1	2,800															Community Use									2,800	
A-5	2103 Wash	18,670	4	10,000														18	Retail/Loft	10,000		10,000				26,100	36		18
A-6	37 Williams	23,780	3	9,400														36	Res/Apts										17
A-7	720 Shawnt	1,806	3	1,800														3	Elks Club							3,600	3		5,400
A-8	718 Shawnt	1,227	3	1,200														3	Res/Flats							3,900	3		
A-9	714 Shawnt	1,353	3	1,300														3	Res/Flats										
B-1	2121 Wash	11,822	4	11,200														29	6 Retail/Apts			11,200				33,600	29		6
B-2	2149 Wash	25,750	3	7,125														16	18 Retail/Apts			7,125				14,250	16		18
B-3	2141 r Wash	7,050	3	2,302															Loft										
B-4	2167/93 Wash	16,730	3	13,572															Retail/Loft			13,572				27,144			
B-5	25 Ruggles	27,516	3	4,670														15	20 Res/Apts							14,010	15		20
B-6	736 Shawmut	35,750	3	2,800														9	29 Res/Flats							8,400	9		29
B-7	9 Ruggles	8,158	3	4,700														15	Res/Apts							14,100	15		
B-8	750 Shawmut	11,965	3	8,600														27	Res/Apts							25,800	27		
B-9	722 Shawmut	6,000	3	1,900														27	Mosque									5,700	
B-10	24/40 Williams	16,280	3	7,200															Res/Flats							21,600	27		
C-1	2201 Wash	14,116	4	11,676															Retail/Loft			11,676							
C-2	760/780 Shawnt	29,700	2	7,000														30	18 Res/Flats							14,000	30		18
C-3	10 Ruggles	37,625	pkgs	37,625														61	Parking										61
C-4	2249 Wash	1,000	wlk	1,000															Walkway										
C-5	2221/41 Wash	15,518	3	11,800														6	Retail/Loft			11,800				23,600			6
C-6	2251/59 Wash	16,069	2	6,000														5	Retail/Off			6,000				6,000			5
C-7	2269 Wash	26,786	1&B	11,000															Robell's			22,000							
C-8	2283/89 Wash	7,997	3	7,000															Retail/Loft			7,000				14,000			
C-9	27/29 Vernon	9,557	2	6,400															Salvation Army										
C-10	768/94 Shawnt	9,242	3	2,900														8	Res/Flats							7,600	8		
D-1	2305 Wash	6,400	3	6,400															Retail/Off			6,400				12,800			
D-2	do rear	21,530	pkgs	21,530														37	Parking										37
D-3	2321/37 Wash	11,600	2	11,600															Office							23,200			
E-1	11/29 Roxbury	10,500	2	4,800															Retail/Off			4,800							
E-2	37/51 Roxbury	6,459	4	5,394														13	Retail/Apts			5,394				12,105	13		
E-3	33/35 Roxbury	1,242	2	800															Retail/Loft			800							
E-4	234/34/5 Wash	25,817	2	6,300															38 Bank/Off							12,600			38
I-1	150 Dudley	6,600	3	5,578															Retail/Office			5,578				11,156			
I-2	42/50 Warren	8,296	1	8,050															Retail			8,050							
I-3	160 Dudley	18,925	1	1,400															19 Retail			1,400							19
J/L-1	1 Warren	5,974	5	4,615															Retail/Off			4,615				18,460			

ALTERNATIVE II

DUDLEY SQUARE DEVELOPMENT PROGRAM										REHAB	New	Res	RETAIL	OFFICE	WARE-	RESIDENTIAL	OTHER
ALTERNATIVE II	Address	Lot Area	No Firs	Footprint	Existing	Upper	Lower	Units	Pkg								
A-1	2101 Wash	69,090	1	26,400													
A-2	700 Shwmt	38,640	pkg	38,640													
A-3	716 Shwmt	1,297	2	1,575													
A-4	712 Shwmt	2,496	1	2,800													
A-5	2103 Wash	18,670	4	10,000													
A-6	37 Williams	23,780	3	9,400													
A-7	720 Shwmt	1,806	3	1,800													
A-8	718 Shwmt	1,227	3	1,200													
A-9	714 Shwmt	1,353	3	1,300													
B-1	2121 Wash	11,822	4	11,200													
B-2	2149 Wash	25,750	3	7,125													
B-3	2141 r Wash	7,050	3	2,302													
B-4	2167/93 Wash	16,730	3	13,572													
B-5	25 Ruggles	27,516	3	4,670													
B-6	736 Shwmt	35,750	3	2,800													
B-7	9 Ruggles	8,158	3	4,700													
B-8	750 Shwmt	11,965	3	8,600													
B-9	722 Shwmt	6,000	3	1,900													
B-10	24/40 Williams	16,280	3	7,200													
C-1	2201 Wash	14,116	4	11,676													
C-2	760/780 Shwmt	29,700	2	7,000													
C-3	10 Ruggles	37,625	pkg	37,625													
C-4	2249 Wash	1,000	wkwy	1,000													
C-5	2221/41 Wash	15,518	3	11,800													
C-6	2251/59 Wash	16,069	2	6,000													
C-7	2269 Wash	26,786	1&B	11,000													
C-8	2283/69 Wash	7,997	3	7,000													
C-9	27/29 Vernon	9,557	2	6,400													
C-10	789/94 Shwmt	9,242	3	2,900													
D-1	2305 Wash	6,400	3	6,400													
D-2	do rear	21,530	pkg	21,530													
D-3	2321/37 Wash	11,600	2	11,600													
E-1	11/29 Roxbury	10,500	2	4,800													
E-2	37/51 Roxbury	6,459	4	5,394													
E-3	33/35 Roxbury	1,242	2	800													
E-4	2343/45 Wash	25,817	2	6,300													
I-1	150 Dudley	6,600	3	5,578													
I-2	42/50 Warren	8,296	1	8,050													
I-3	160 Dudley	18,925	1	1,400													
J/L-1	1 Warren	5,974	5	4,615													

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ALTERNATIVE III-A

DUDLEY SQUARE DEVELOPMENT PROGRAM											
ALTERNATIVE III-A											
Address	Lot Area	No Flts	Foot- print	Existing 1st	Rehab 1st	Upper	New 1st	Upper	Res Units	Res Pkg Spcs	
A-1 2101 Wash	69,090	5	13,600				13,000	52,000			
A-2 700 Shwmt	38,640	pkg	31,800								
A-3 716 Shwmt	1,297	2	1,575								
A-4 712 Shwmt	2,496	1	2,800		1,575	2,800	1,575		3	96 Pkg	
A-5 2103 Wash	18,670	4	10,000		10,000	30,000					3,150 3
A-6 37 Williams	23,780	3	9,400	9,400							
A-7 720 Shwmt	1,806	3	1,800	1,800	3,600				36	18 Retail/Loft	10,000 30,000
A-8 718 Shwmt	1,227	3	1,200	1,200	2,400				3	17 Res/Apts	26,100 36
A-9 714 Shwmt	1,353	3	1,300	1,300	2,600				3	Elks Club	3,600 3
B-1 2121 Wash	11,822	4	11,200								
B-2 2149 Wash	25,750	3	7,125						29	6 Retail/Apts	33,600 29
B-3 2141 W Wash	7,050	3	2,302		2,302	4,604	7,125	14,250	16	18 Retail/Apts	14,250 16
B-4 2167/93 Wash	16,730	3	13,572	13,572		27,144				Office/Loft	6,906
B-5 25 Ruggles	27,516	3	4,670		4,670	9,340				Retail/Loft	13,572 27,144
B-6 736 Shawmut	35,750	3	2,800						15	20 Res/Apts	14,010 15
B-7 9 Ruggles	8,158	3	4,700				2,800	5,600	9	29 Res/Apts	8,400 9
B-8 750 Shawmut	11,965	3	8,600	8,600	4,700	9,400			15	Res/Apts	14,100 15
B-9 722 Shawmut	6,000	3	1,900	1,900	3,800				27	Res/Apts	25,800 27
B-10 24/40 Williams	16,280	3	7,200	7,200	14,400				27	Mosque	5,700
C-1 2201 Wash	14,116	4	11,676	11,676						Res/Flats	21,600 27
C-2 760/760 Shwmt	29,700	2	7,000				7,000	7,000	30	Retail/Loft	11,676 35,028
C-3 10 Ruggles	37,625	pkg	37,625							18 Res/Flats	
C-4 2249 Wash	1,000	wlky	1,000		pkg wlkwy				61	Parking	14,000 30
C-5 2221/41 Wash	15,518	3	11,800	11,800		23,600				Walkway	
C-6 2251/59 Wash	16,069	2	6,000	6,000					6	Retail/Loft	11,800 23,600
C-7 2269 Wash	26,786	1&B	11,000	11,000					5	Retail/Off	6,000 6,000
C-8 2283/89 Wash	7,997	3	7,000	7,000		14,000				Robell's	22,000
C-9 27/29 Varron	9,557	2	6,400	6,400						Retail/Loft	7,000 14,000
C-10 788/94 Shwmt	9,242	3	2,900	2,900	4,700				8	Salvation Army	12,800
D-1 2305 Wash	6,400	3	6,400				6,400	12,800		Res/Flats	7,600 8
D-2 do rear	21,530	pkg	21,530							Retail/Off	6,400 12,800
D-3 2321/37 Wash	11,600	2	11,600	11,600					37	Parking	23,200
E-1 11/29 Roxbury	10,500	2	4,800	4,800						Office	
E-2 37/51 Roxbury	6,459	4	5,394	5,394						Retail/Off	4,800 4,800
E-3 33/35 Roxbury	1,242	2	800	800		12,105			13	Retail/Apts	5,394 12,105
E-4 234/3/45 Wash	25,817	2	6,300	6,300		800				Retail/Loft	800 800
I-1 150 Dudley	6,800	3	5,578		5,578	11,156				38 Bank/Off	12,600
I-2 42/50 Warren	8,296	1	8,050				8,050			Retail/Off	5,578 11,156
I-3 160 Dudley	18,925	1	1,400	1,400						Retail	8,050 1,400
J/L-1 1 Warren	5,974	5	4,615		4,615	18,460				19 Retail	
										Retail/Off	4,615 18,460

ALTERNATIVE III-A

[illegible]

ALTERNATIVE III-B

DUDLEY SQUARE DEVELOPMENT PROGRAM																							
ALTERNATIVE III-B				Foot-print		Existing		Rehab		New		Res		RETAIL		OFFICE		WARE-		RESIDENTIAL		OTHER PAR-	
Address		Lot Area	No Flrs	1st	Upper	1st	Upper	1st	Upper	1st	Upper	Units	Spcls	Loft	Office	House	Space	Units					
A-1	2101 Wash	69,090	5	13,600						13,000	52,000				Offices	65,000							96
A-2	700 Shwmt	38,640	pkg	31,800								3	96 Pkg				3,150	3					2,800
A-3	716 Shwmt	1,297	2	1,575				1,575	1,575						Res./Flats								
A-4	712 Shwmt	2,496	1	2,800				2,800 na							Community Use								18
A-5	2103 Wash	18,670	4	10,000				30,000				36	18 Retail/Loft	10,000	30,000			26,100	36				17
A-6	37 Williams	23,780	3	9,400	9,400										Elks Club			3,600	3				5,400
A-7	720 Shwmt	1,806	3	1,800	3,600							3	Res/Flats					3,600	3				
A-8	718 Shwmt	1,227	3	1,200	2,400							3	Res/Flats					3,900	3				
A-9	714 Shwmt	1,353	3	1,300	2,600																		
B-1	2121 Wash	11,822	4	11,200				33,600				29	6 Retail/Apts	11,200				33,600	29				6
B-2	2149 Wash	25,750	3	7,125						7,125	14,250	16	18 Retail/Apts	7,125	6,906			14,250	16				18
B-3	2141 r Wash	7,050	3	2,302				2,302	4,604						Offices/Loft								
B-4	2167/93 Wash	16,730	3	13,572	13,572			27,144							Retail/Loft	13,572	27,144						20
B-5	25 Ruggles	27,516	3	4,670				9,340				15	20 Res/Apts					14,010	15				29
B-6	736 Shawmut	35,750	3	2,800						2,800	5,600	9	29 Res/Flats					8,400	9				29
B-7	9 Ruggles	8,158	3	4,700				4,700	9,400			15	Res/Apts					14,100	15				
B-8	750 Shawmut	11,965	3	8,600	8,600	17,200						27	Res/Apts					25,800	27				
B-9	722 Shawmut	6,000	3	1,900	1,900	3,800									Mosque								5,700
B-10	24/40 Williams	16,280	3	7,200	7,200	14,400						27	Res/Flats					21,600	27				
C-1	2201 Wash	14,116	4	11,676	11,676										Retail/Loft	11,676	35,028						
C-2	760/780 Shwmt	29,700	2	7,000						7,000	7,000	30	18 Res/Flats					14,000	30				18
C-3	10 Ruggles	37,625	pkg	37,625				pkg							Parking								61
C-4	2249 Wash	1,000	wkwy	1,000				wkwy							Walkway								
C-5	2221/41 Wash	15,518	3	11,800	11,800																		6
C-6	2251/59 Wash	16,069	2	6,000	6,000					23,600		6	Retail/Loft	11,800	23,600								6
C-7	2289 Wash	26,786	1&B	11,000	11,000							5	Retail/Off	6,000	6,000								5
C-8	2283/89 Wash	7,997	3	7,000	7,000					14,000					Rubell's								
C-9	27/29 Vernon	9,557	2	6,400	6,400										Retail/Loft	7,000	14,000						
C-10	788/94 Shwmt	9,242	3	2,900	2,900	4,700						8	Salvation Army		12,800			7,600	8				
D-1	2305 Wash	6,400	3	6,400											Res/Flats								
D-2	do rear	21,530	pkg	21,530						6,400	12,800				Retail/Off	6,400	12,800						37
D-3	2321/37 Wash	11,600	2	11,600	11,600										37 Parking			23,200					
E-1	11/29 Roxbury	10,500	2	4,800	4,800										Office								
E-2	3751 Roxbury	6,459	4	5,394	5,394										Retail/Off	4,800	4,800						
E-3	33/35 Roxbury	1,242	2	800	800			12,105				13	Retail/Apts	5,394				12,105	13				
E-4	23/31/45 Wash	25,817	2	6,300	6,300			800							Retail/Loft	800	800						38
I-1	150 Dudley	6,600	3	5,578											38 Bank/Off		12,600						
I-2	42/50 Warren	8,296	1	8,050				5,578	11,156						Retail/Off	5,578	11,156						
I-3	160 Dudley	18,925	1	1,400	1,400					8,050					Retail	8,050							19
J/L-1	1 Warren	5,974	5	4,615											19 Retail	1,400							
								4,615	18,460						Retail/Off	4,615	18,460						

ALTERNATIVE III-B

L-2	15 Warren	11' x 60'	4	11' x 5'
L-3	19 Warren	7' x 15'	7	7' x 7'
L-4	22S Wash	3' x 75'	3	3' x 3'
L-5	23KJ Wash	3' x 15'	1	3' x 1'
L-6	14; Du Hwy	12' x 64'	4	8' x 8'
L-7	39H Warren	6' x 90'	1	3' x 3'
L-8	23H5 Wash	17' x 70'	1	6' x 7'
L-9	23H4/2B	7' x 65'	4	6' x 6'
L-10	META	85' x 100'	1	30' x 10'
K-1	23H3 Wash	1' x 55'	3	1' x 5'
K-2	23V1 Wash	2' x 59'	1	2' x 5'
K-3	23V3 Wash	3' x 50'	1	3' x 5'
K-4	23K5 Wash	1' x 88'	1	1' x 8'
K-5	23V7 Wash	2' x 53'	3	2' x 5'
K-6	10 Roxbury	9' x 30' pkg	9	9' x 3'
MN-1	20 Warner	38' x 100'	4	32' x 10'
MN-2	115S Harrison	16' x 71' pkg	1	16' x 7'
MN-3	22 Warner	4' x 91'	1	4' x 9'
MN-4	26H0 Warren	6' x 108'	1	3' x 10'
MN-5	32 Warren	5' x 84'	1	4' x 50'
MN-6	38 Warren	4' x 87'	1	4' x 50'
MN-7	119 Harrison	7' x 111'	1	1' x 100'
O/P-1a	22E4 Wash	95' x 100'	1	5' x 10'
O/P-1b	21B0 Wash	do	pkg	46' x 10'
O/P-1c	21T2 Wash	do	3	2' x 10'
O/P-1d	21F4 Wash	do	3	4' x 10'
O/P-1e	21E0 Wash	do	3	6' x 10'
O/P-1f	21B8 Wash	do	1	2' x 10'
O/P-1g	21A4 Wash	do	1	1' x 10'
O/P-1h	21D8 Wash	do	1	1' x 300'
O/P-2	112T Harrison	20' x 391'	2	17' x 100'
O/P-3	110Z13 Harr	18' x 750'	3	6' x 100'
Q-1	1003 Harrison	78' x 888'	1	65' x 100'
Q-2	2000 Wash	41' x 244'	1&2	5' x 100'
Q-3	2100 Wash	39' x 420'	2	1' x 100'
R-1	2401 Wash	36' x 100'	3	7' x 700'
H-1	Police Garage na	1,204' x 210'	1	656' x 680'
H-2	Parking Garage na	A-1 A-2 O-P Jacob de ch delete S-1	1	39' x 625'

